

LAND AT BATTENHALL ROAD,
WORCESTER -
ARCHAEOLOGICAL DESK TOP
ASSESSMENT

WCM 101929



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**Mike Napthan MIFA
18th June, 2012**

Summary

An archaeological desk top assessment was undertaken by Mike Napthan Archaeology in May-June 2012 to provide a synopsis of evidence relating to the site of an intended housing development on land between Battenhall Road and Duck Brook, Worcester. The assessment is intended to inform the planning process so that suitable mitigation to reduce impact on any potential deposits or features of archaeological significance may be put in place.

The site lies on the west facing slope of the Duck Brook Valley, just to the south of the ridge of higher ground occupied by Battenhall Mount. The area now forms part of the south eastern suburbs of Worcester, but until the 1930s had remained largely rural with only a handful of substantial houses constructed from the 1860s onwards. The largest and most prestigious of these houses was the very substantial country house now known as Battenhall Mount, and the present site lay within the Battenhall Mount property until 1918. Despite extensive development of the surrounding area for housing from the 1930s onwards the present site has remained as pastureland. The site forms part of a larger land parcel known in the early 19th Century as Birch Meadow.

The site is primarily open rough grazing land on the upper slopes of the poorly drained Duck Brook Meadow. Historically it was part of the important Manor of Battenhall, which was traditionally part of the holdings of the Prior of Worcester and was extant pre Norman conquest. There was a deer park at Battenhall in which Queen Elizabeth hunted in 1575. After the Dissolution the manor passed through several hands before becoming an estate of the very wealthy Sebright family who held it until the 1884 sale. The Manor was farmed locally by tenants of the Middle Battenhall Farm, which was often farmed together with Lower Battenhall. The site was part of the periphery of the showground for the Royal Agricultural Show in 1863, held on the area of the present sports fields.

Cartographic sources indicate that the southern and eastern boundaries of the development site had been established by the 1830s. The western boundary was created after 1918, and the development of housing along the Battenhall Road frontage in the mid 20th C caused the creation of a new boundary line, with a narrow access track squeezed between the houses. By the 1920s there was a small agricultural building or shed in the SE corner of the site, but there are no other indications that the site has been previously occupied by buildings. In 1942 the construction of a pipeline, (part of the military infrastructure linked to "PLUTO" that proved crucial for the Normandy landings of 1944), cut across the middle of the present site. Contemporary correspondence suggests that in this area it was buried to a depth of three feet, and that concrete marker posts were used where it crossed boundaries. The pipeline was retained post-war and in use certainly into the 1950s by the government. Many sections of the pipeline nationally have been retained in use by commercial operators, and it should be assumed that the pipe is still live unless evidence to the contrary has been produced.

There are no recorded find-spots within the development area or its immediate environs, and the potential for buried archaeological remains or artefacts appears fairly low.

1 Introduction

- 1.1 An archaeological documentary assessment and site visit was undertaken by Mike Napthan Archaeology in June 2012 at land between Battenhall Road and Duck Brook, Worcester. The project is being undertaken on behalf of Misters Brothers (the Clients) and has been arranged by David Johnson of Glazzards Architects (the Agent).
- 1.2 The study area is centred on NGR SO 862 533 and consists of rough pasture used as a horse paddock with a temporary shelter building.
- 1.3 The present report represents the findings of a documentary assessment, together with the results of a brief “walk over” visit to the site undertaken on 9th June 2012.

2 Methodology

- 2.1 Cartographic and published historical sources were searched for information relating to the site and its environs. There is little published large scale mapping for this area, being some distance outside the historic boundaries of the City, the earliest estate survey map located in WRO to date is a plan of the Manor of Battenhall by an unidentified surveyor and dating to the 1820s-early 1830s. This plan appears to be an accurate and reliable survey. Subsequent Tithe Award mapping of 1841 is broadly similar, as is the 1886 Ordnance Survey (which shows the present site as part of a much larger field, omitting boundaries which were apparently re-instated by 1903, though subsequent surveys (1928 and 1940) show many changes in field boundaries. A search was commissioned from Worcester City HER. A search was also made at Worcestershire Record Office for additional material pertinent to the site, the search was rather restricted due to limited “special access” arrangements during the extended closure period. Census data was not widely consulted as there were no habitations within the development area during the period for which Census data is available.
- 2.2 The site was visually inspected by a surface “walk over”, and a brief photographic record compiled.

3 Site background

- 3.1 The present outline proposals consist of the construction of a small housing development in a paddock accessed by a narrow trackway from Battenhall Road. The remaining frontage to Battenhall Road is already occupied by mid 20th C housing and to the south east there is a late 20th housing estate. The aspects to the north and west have vistas over open ground with further housing developments and school buildings beyond. The site slopes down gently into the valley of the Duck Brook, which here is broad and low-lying, frequently marshy ground. To the east the topography rises further towards the crest occupied by “The Mount” (now St Mary’s Convent school). Immediately to the north-west and south-east the ground rises. The slope up towards the sports field is quite gradual, but there is a steeper rise in topography to the south east, along the boundary with the aptly named Battenhall Rise. The main part of the development site therefore lies in a slight declivity that opens to the west. The underlying geology is Keuper Marl and it is likely that the area was seasonally wet prior to the introduction of land drains.

4 Archaeological record and historical sources

- 4.1 A search of the archaeological records held by Worcester City HER found no known archaeological “monuments” or “events” within the current property, though finds of Mesolithic and Neolithic flints have been made in adjacent areas of south Worcester, along with evidence of settlement sites of Iron Age and Roman date. Similar material may be present in this area, though the ridge that forms the line of the Bath Road, closer to the Severn is likely to have been a more attractive focus for settlement. In correspondence the City Archaeological Officer has estimated a 15% likelihood of all or part of a Roman rural settlement lying within the present site boundaries. This estimate is based on the number of known

sites in the vicinity compared with a county-wide estimated average of 1.5-1.7 sites per sq km on the gravel terraces of the river valleys. The density of such sites is higher in the aggregate producing areas than for the county as a whole (0.70 compared to 0.61). This bias is further exacerbated by the fact that more archaeological investigations, prompted by mineral extraction, have occurred in the river valleys than elsewhere. The present site is not thought to lie over any substantial sand or gravel deposits (being poorly draining), and the probability of settlement here is therefore less. The rather controversial theoretical basis for predicting the presence of sites by spatial analysis is complicated by the proximity of larger Roman settlements. Recent survey in Shropshire by the Wroxeter Hinterland Project suggests even higher settlement densities close to the Roman town (White and Gaffney 2003 quoted in Jackson, Dalwood et al 2007, 103-4) and it is possible that this factor (*eg* the presence of a Roman settlement in the area of modern Worcester city centre) may be an influence in the Battenhall area. Whilst there is some significant probability (and indeed excavated evidence) of Roman activity or settlement in the wider vicinity of SE Worcester, the local topology would seem to suggest that the present site was not particularly favourable for settlement. The absence of reported chance finds in this area tends to mitigate against there being any substantial Roman presence, particularly in view of the substantial amount of post-war groundworks that have occurred in the immediate area around the site.

- 4.2 Archaeological fieldwork in the immediate area has concentrated on the Middle Battenhall site (WCM91020, the overall number for complex, events have been WCM 100250, an earthwork survey, 100251 and 100754 – both very small scale, and fairly inconclusive, below ground observations, WCM100738, 100739 and 100766 building surveys including work by Martin Baines, Stephen Price and Nick Molyneux). There have also been wider researches, including an amateur survey of the associated ridge and furrow earthworks by the South Worcs Archaeological Group (WCM 100249). There have been few other interventions in the wider area; some archaeological work including evaluation has occurred around the reputed Red Hill gibbet site (about 700m NE of the present site), but this again has been rather inconclusive, the most recent works being WCM101858 and WCM101878, both undertaken by the present author. Some recording of 19th C buildings has occurred in this area notably at Red Hill Baptist Chapel WCM 101647 (again by the present author) and closer to the present site at Highfield WCM101747 (individual responsible not identified). None of these interventions has produced any significant assemblage of artefacts or uncovered substantial surviving below ground structural remains, though there is clearly much of interest and significance in the local historic buildings. A lack of major below ground investigations has meant that the archaeological significance of the Battenhall farmstead/manorial sites cannot be either quantified or accurately assessed. The remainder of the area has a remarkable paucity of archaeological interventions and casual finds. Aerial photographs have recorded the presence of possible ridge and furrow and an earthwork bank close to Duck Brook south of the present site (WCM91091 and WCM 91092). Field boundaries (WCM 98653) just to the SW of the present site have been identified as “medieval” in a recent DTA (Vaughan T, 2006), but the evidence for this appears to be simply an unsupported assumption that the mid 19th C boundary was medieval. Comparison between the 1830s and 1840s mapping indicate that these boundaries were still fairly fluid in the early 19th C, and there have been subsequent substantial changes to many of the local field boundaries.
- 4.3 During the medieval period this area was within the manor and park of Battenhall (WCM 91029), the property of the Priors of Worcester. “*Batenhale began from the south wall of St Peter’s church [Sidbury] and extended itself above a mile east and south from it. It was in ancient times of the franchise and soke of the Bishop’s manor of Northwick. Whittington was its parochial chapel*” Nash Vol II 326. Saxon charter evidence refers to Battenhall, and the manor was clearly of pre-conquest origin. “*In 869 bishop Oswald with leave from king Edgar and Aelfre duke of the Mercians, gave one manse called Batenhale to Wlfgar, clerk, for his life and the lives of two more whom he should name in his will....The Saxon boundary [description] that follows this grant says it contained half a hide*” Nash Vol II 326. VCH quotes the date of the grant as 969AD, and describes the descent of the holding through the Poer family (VCH III). William Poer was presented before the justices for having a warren in 1275, but is said to have shown his warrant. Free warren was exercised by the Priors of Worcester and was the subject of a suit for trespass brought by their successor Sir John Bourne against the lessee of certain demesne lands called Warwick Furlong, Gylden Acrefield and Gyldenfield, where contrary to the terms of the lease the lessee had hunted conies. (VCH III).
- 4.4 Lower Battenhall (WCM 91089) lay just to the east (somewhat confusingly on higher ground!), while Battenhall Manor lay at Middle Battenhall where the surviving (but largely converted) farmstead lies

close to remains of an earthwork moat and fishponds. The deer-park and farm centre at Battenhall was an important economic unit serving effectively as a grange for the priory. Nash relates that “*it is set forth in a window of the west cloister of Worcester Cathedral, that Bishop Wulstan gave this Batenhale to the Priory*”. Not long afterwards the right of the Priory to the manor was disputed by Simon of Ankerdine, and the matter was found in the Priory’s favour in the 28th year of Edward III. The manor is exceedingly well documented in the 16th C through the journal of Prior More, which includes lists of expenditure and inventories (Fegan 1913). After the Dissolution the manor was granted to Sir John Bourne. Bourne rebuilt the existing house within the moat Middle Battenhall, and proceeded to enlarge the park and build a crenellated boundary wall, for which apparently he had omitted to obtain a crenellation licence from the crown. The scheme was apparently then abandoned incomplete (Hughes and Leach 2011, 45-46). Sir John’s son and heir Anthony Bourne sold the manor in 13 Eliz (1614) to Thomas Bromley whose own son Sir Henry Bromley (of Holt Castle) sold the majority to William Seabright (Nash Vol II 327-8). The Sebright family do not seem to have ever been permanently resident as they were based at Besford, and running the estate as three tenanted farms until the mid-nineteenth century.

- 4.5 The development area, in common with most of south Worcester and the City centre, was the scene of Civil War conflict, and lies within the zone recorded on the Battlefields Register. While there is much anecdotal evidence for chance finds thought to be of Civil War date from the area (particularly Red Hill and Powick) little has been formally recorded and the limited archaeological fieldwork in the area has produced a paucity of finds related to the conflict. There remains some limited possibility of locating Civil War related material on the site, but this area is not thought to be one in which fortifications, emplacements or earthworks were created.
- 4.6 The area to the south side of the lane was chosen for the Royal Agricultural Show of 1863 (see engraving from Illustrated London News 1st Aug 1863. reproduced as fig 166 Bridges & Mundy 1996), the showground extended to some forty acres with a siding accessed from the main line railway. It is likely that Battenhall lane (renamed Battenhall Road in 1869) was formalised at that time to ease the arrival of the exhibitors and also the visitors, some 70,000 of whom came over five days in June. Trade and refreshment booths lined the route to the site. The entrance seems to have been located around the position of 60 Battenhall Road. In the following year the lane was again improved at the instruction of Sir John Sebright and iron seats were installed for the use of the public. Clearly he intended it as a place of public resort, and at that stage his plan was to continue the road beyond the railway to join with the London Road towards Red Hill and to develop houses having long views towards the Malverns.
- 4.7 During the mid 19th C the area was farmed by William Coney of Middle Battenhall, who was present by circa 1840 and remained as tenant until the 1884 sale of the estate. The Census entry for 1881 indicates that he was born circa 1802 and described as “*Farmer 400 Acres Including Upper Battenhull Farm Employing 5 Men 2 Boys*”. He died in 1886, aged 85, and so it is possible that the sale of the estate was related to his having given up the tenancy. Upper Battenhall had been previously farmed by John Coney (Tithe Apportionment 1841), but he died in 1843 aged 39 (Hopper, 2011, 68-9). Subsequently both farms were operated by the Tombs family into the early years of the 20th C.
- 4.8 Battenhall Mount (WCM 92322; originally known only as Lower Battenhall) was built around 1867 for William Spriggs, from a local family of successful drapers. William Spriggs was a Quaker and Worcester clothier and outfitter, who in the 1871 Census was aged 49 had two young sons by his wife Elizabeth aged 35. Spriggs retired to Edgbaston in 1883, an auction sale of 1884 (Fig 4) was apparently unsuccessful and the house was let. It would appear that the freehold of the whole property was not obtained from the Seabright family until 1886 as a covenant with Sir John Gage Saunders Sebright was not agreed until that year, and possibly Spriggs had experienced difficulty selling the property whilst it remained partially leasehold. It was offered for sale again in 1889 and was bought by the Honourable Percy Allsopp, the chairman of the family brewing company. Alfred Percy Allsopp was a local brewer who owned the Star Hotel; and was Mayor of Worcester in 1892, 1894 and 1905. Between 1889 and his bankruptcy in 1913 Allsopp enlarged the original house and grounds and commissioned many decorative embellishments. While there is no certainty about the original architect, the designer of most of the new work was JH Williams. Williams was also the architect of the gatehouse and stables block. With the onset of the Great War in 1914 the building was used as a V.A.D. hospital, and several photographs survive showing the injured troops convalescing. After the end of hostilities the estate was immediately sold (see 1918 sales particulars and plan Figs 4 and 5). The present intended development site was sold off as Lot 7 of the 1918 sale and no longer formed part of the property from that time. The house briefly

returned to residential use as the home of a jam manufacturer and then was sold again by auction in 1921 to Dr. Charles Herbert Thompson, a metallurgist chemist, who renamed the house Mount Battenhall. The 1921 sales particulars plan shows that the majority of the land now occupied by sports grounds, allotments and school was still part of the estate, but the present site was in un-named separate ownership. In 1933 Battenhall Mount was again for sale, and the estate largely broken up into housing plots. The Sisters of St. Marie Madeleine Postel, who wished to establish a convent and school in Worcester, came to look at the house but it was rejected by the French Superiors from the mother house as much too ornate for a convent. However, the asking price was so low at £7,600 that the superiors eventually laid aside their reservations. Seven Sisters arrived in 1934 to take possession of the house and St. Mary's Convent School opened its doors to its first four pupils. The school remains in occupation to the present, but there have been several housing encroachments in to the former grounds of The Mount.

- 4.9 Development of the remainder of Battenhall Road was a long drawn out process. The first two houses (at the London Road junction) had been built prior to 1830, but the remainder of the road up to the Mount remained undeveloped until the 1860s. Prior to Spriggs house (now the Convent) only the present houses nos. 61 and 63, were occupied in 1864. Further development was quite slow with another pair of semi-detached houses, nos. 55 and 57, being occupied in 1873, then detached villas at no. 51, in 1878, and no.53 in 1879. Also that year no 65, the last, and grandest of the range of seven houses, was built (Battenhall Conservation Area Appraisal). Some development continued through the later 19th C, and this was mainly in the form of larger quality homes on large plots. Infill development and the construction of poorer quality suburban housing along the newly formed Timberdine Avenue did not start until the mid 1930s. The land between Battenhall Road and Bath Road was earmarked by the local authority for their own purposes and in order to acquire the land at discount prices they “zoned” much of it as open space, preventing private residential development for which several schemes had been drawn up. The local authority then constructed the Hill Avenue Council Housing estate and a school on parts of the land. Much of the remainder of the land (at least 34 acres) was in the hands of HW Buckland by 1935, and a considerable archive of material relating to the intended development of the area from the 1930s to the 1960s is held by WRO - BA 8077 parcel 70 (vii) Ref 705:876 and BA 8077 parcel 71 (i, ii, iii) ref 705:876 being plans and correspondence relating to development of land belonging to H W Buckland then his widow Mrs EA Buckland by Messrs W James builders. Development of the frontage along the western side of Battenhall Road occurred mainly in the 1940s and 1950s. Prior to this the road was un-made – a letter from W James dated 28th June 1943 describes the situation “*Upper Battenhall Road has never been taken over and in winter time is impossible to traffic, owing to mud. I suppose the owner of the land on either side could claim half the road and it is only actually a public footpath*” (WRO BA 8077 parcel 71).
- 4.10 The construction of a branch of the national strategic fuel distribution network, the final link of which was eventually known as “PLUTO” (“Pipe Line Under The Ocean”), was advised to local landowners late in 1941 (Figs 6 and 7) and the planned pipe route extended across the middle of the present site (Fig 6). The specified depth of cover was 3ft, and concrete marker posts were installed where the route crossed boundaries. The works had been completed by mid 1942. Aerial photographs (Google Earth) appear to show a narrow linear cropmark across the present site which is probably the pipeline.
- 4.11 Just prior to WW2 part of the lands sloping down to Duck Brook were sold to King’s School as a playing field, at this time the housing had extended southern side of Battenhall Rd almost as far as the present site. The only house beyond the made up portion of the road was “Radbroom” which was built after 1933, but appears on 1940 OS mapping. “Radbroom” had a large garden that occupied the NE corner of what had been Birch Meadow (immediately NE of the present site). Subsequently three further houses have been squeezed into the original “Radbroom” frontage between the access to the present site and the site of “Radbroom”.
- 4.12 Development was effectively ceased in the war years, but apparently recommenced very soon after 1945, completing the development of the road frontage. In 1957 the Dean and Chapter purchased from the Buckland family an area (almost immediately to the north of the present development site) as a cricket ground for the Cathedral Guild. In the 1950s Meco (the forerunners of the Carnaud Metal Box Co.) also developed existing sports fields to the SW of the present site. During the 1960s efforts were continued to develop the area south of the allotments, but were frustrated by Local Authority intransigence, the poor drainage and restricted access routes to both Bath Road and Battenhall Road. Subsequently a primary school has been built on part of the former Buckland property, the remainder is still open ground.

Development of the housing estate immediately to the east of the present site (known as Battenhall Rise) appears to have occurred in the 1980s, no archaeological record seems to have been made during the development.

5 Site Description

- 5.1 At the time of the visit most of the site was down to rough grass pasture used for horse pasture. The site is accessible off Battenhall Road to the NE, and also extends southwards to border a long established footpath route that originally ran between Barneshall and Middle Battenhall. The boundaries are a mixture of fence and unkempt hedging. No significant earthworks were visible. In the absence of cultivated soil it was not possible to determine the presence or absence of a surface artefact scatter. The timber shelter/stable building on the site is of modern construction, doubtless a replacement for a similar building shown on the mapping from 1903 onwards.

6 Discussion and Conclusions

- 6.1 The site appears from the historical and cartographic sources to have had minimal levels of human activity (other than agricultural use) from the medieval period to the later 19th Century. The evidence of any earlier human activity is very sparse in this area of Battenhall, but some prehistoric, Roman and medieval agricultural activity (such as cultivation and grazing) would not be unexpected. The focus for earlier occupation is likely to lie on the higher ground around “The Mount” where prehistoric activity would not be unexpected. Roman and Iron Age activity seems to have been concentrated on the river-side ridge between Bath Road and the Severn. It is probable that the Roman Road ran along the approximate line of Diglis Lane, rather than along the more sinuous present route of the Bath Road, and this would also suggest that Roman habitations lay further to the west. The low-lying Duck Brook Valley is unlikely to have served as a suitable habitation site, being naturally rather marshy.
- 6.2 Battenhall is in some ways unusual, with a comparatively dense pattern of historic farmstead sites – within 800m there were Middle and Upper Battenhall, Barneshall Farm and Duck Brook Farm, of these the first three are at least of medieval origin, and possibly Saxon. Lower Battenhall and Battenhall Grange are also within 1km. This being the case it is very unlikely that there would be any substantial medieval or later occupation sites between the historic farmsteads, though there is a moderate probability of an outlying agricultural shelter or storage building. The field names of the 19th C however give no indication of any former buildings or occupation in the immediate vicinity of the present site.
- 6.3 The boundaries of the former deer-park at Battenhall are not clearly defined – the deer-park was long gone when Nash mentioned it in the late 18th Century, and the later field boundaries give little indication. “Great Park Field” lay to the south of Duck Brook, roughly equidistant between Barneshall and Middle Battenhall, and was in the mid 19th C part of Barneshall Farm, so this would suggest that the park lay to the south of the present site. A park that pertained to the manor of Battenhall whilst it was still held by the Prior and was granted with the manor to John Bourne at the Dissolution, but this seems to have been the last time that it was extant. The 16th-century manor-house stood within the park, but it had been destroyed before the end of the 18th century (VCH III) – it is unclear where this manor house stood. A tentative reconstruction of the park boundaries is published by Hughes and Leach (2011 p 18) and this shows the present site lay well to the north west of the park. The area of the housing estate along Battenhall Rise is marked as a “known” medieval field, which would tend to suggest that the eastern boundary line of the present site might perhaps be of medieval origins.
- 6.4 The overall archaeological potential of the site would appear to be low, lying as it does well outside any previously identified settlement or farmstead boundaries. The only historical event which may possibly have left physical traces was the 1863 Agricultural Show for which numerous temporary timber buildings and stock enclosures were erected in this general area. Any features in this area are most likely to be agricultural in nature, and will have been affected by both previous land-drainage works and the construction of the pipeline. Whilst the pipeline is itself of some local historical interest it is certainly not unique, as the “PLUTO” network extended over many hundreds of miles on land as well as 710 miles of flexible pipe beneath the sea.
- 6.5 In conclusion there is no available evidence that the present site has had any historical non-agricultural function. As is generally the case throughout the County on any sizeable site there is a small possibility

of remains of prehistoric or Roman date, but there is nothing to suggest the probability of either prehistoric or Roman activity on the present site. The intended housing development, on presently available evidence, is unlikely to have any negative impact on the archaeological resource.

7 Bibliography

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8 Acknowledgements

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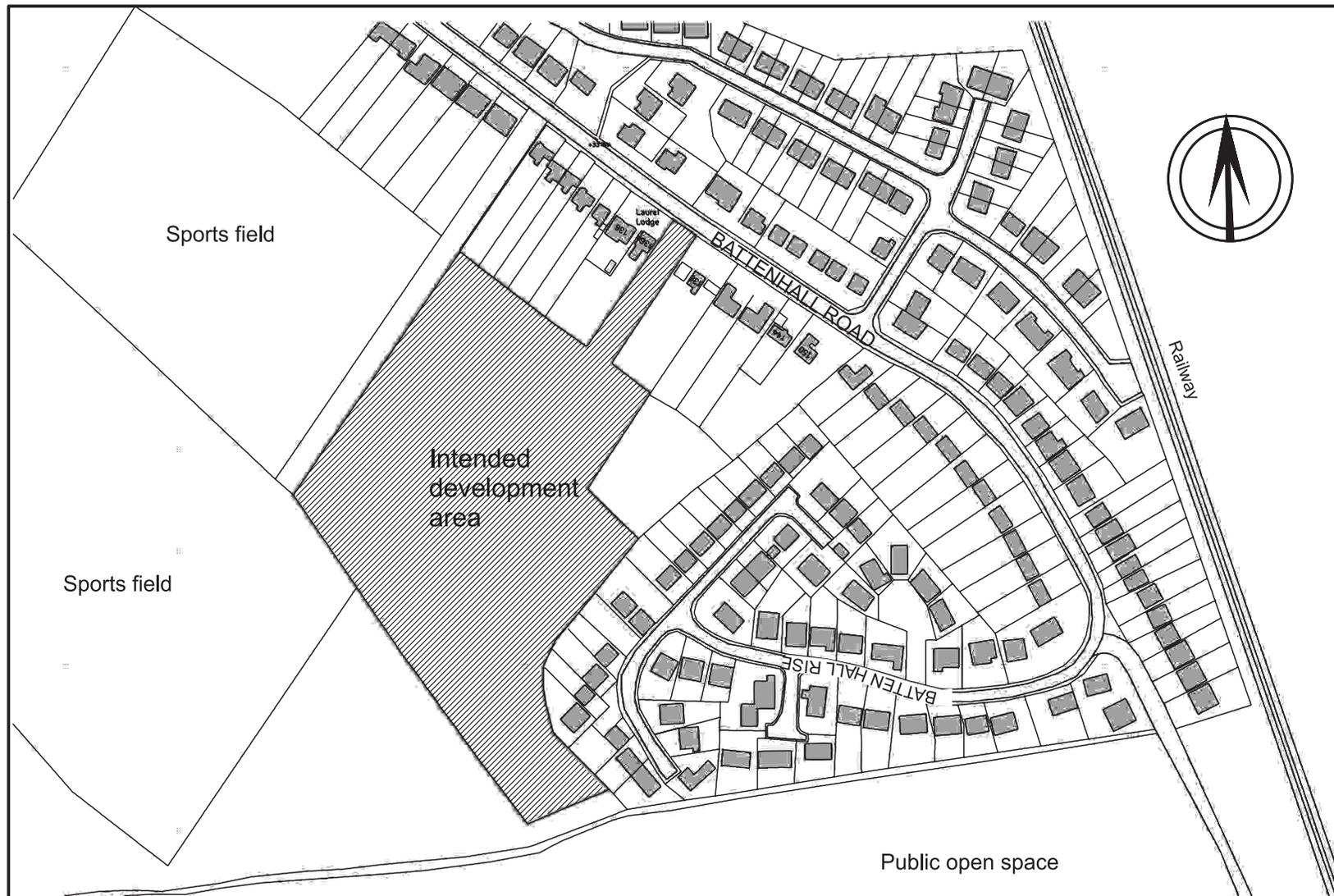


Figure 1: Site location plan (based on drawing by Glazzards Architects)

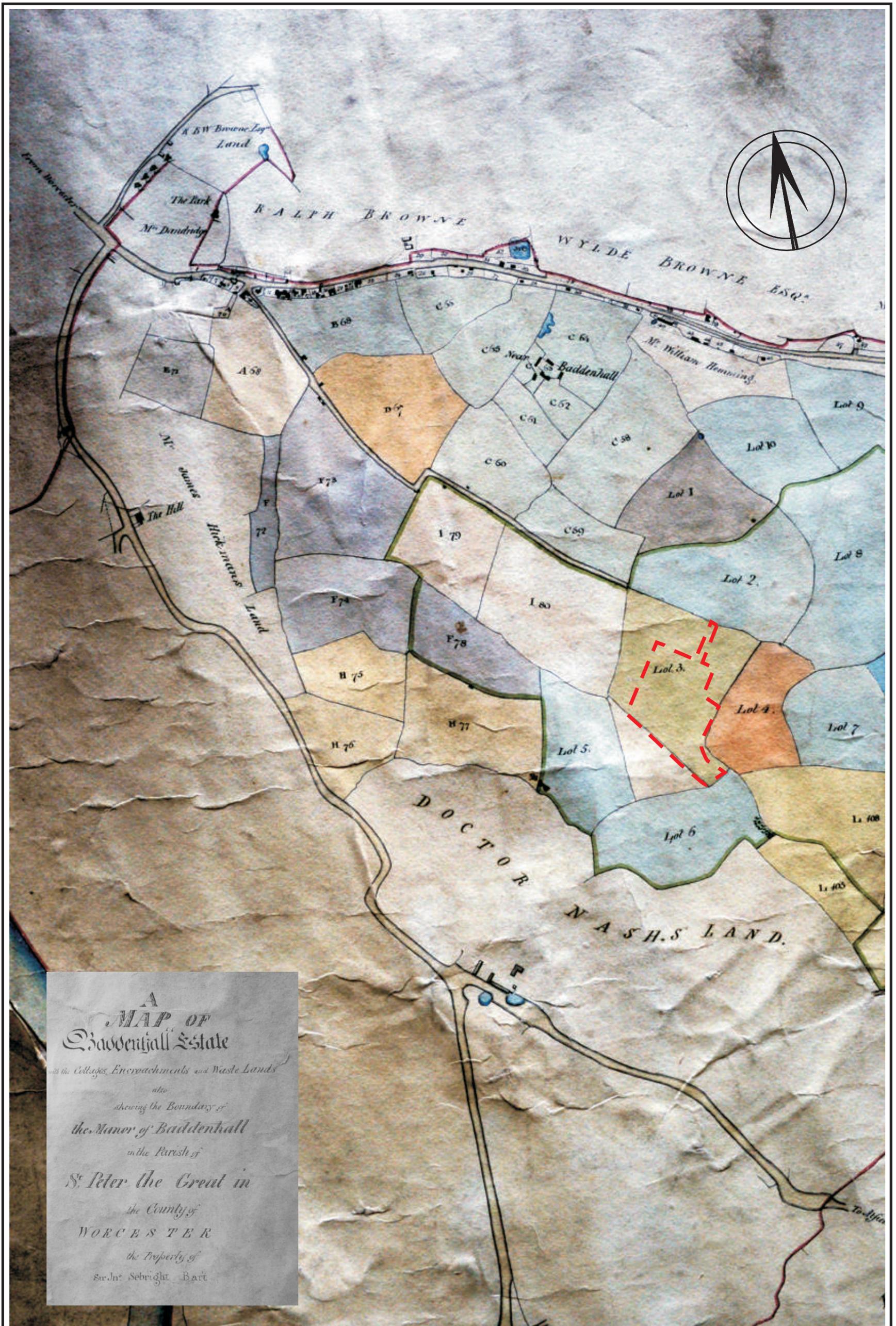


Figure 2: Extract from plan of the Sebright estate in the Manor of Battenhall circa 1830 (WRO BA 351 parcel 55/3 Ref r705:81). The intended development area is shown in dashed outline.

WORCESTER.

PARTICULARS, PLAN AND CONDITIONS OF SALE
OF THE EXCEEDINGLY VALUABLE
FREEHOLD ESTATE,
KNOWN AS
"BATTENHALL,"
Situate closely contiguous to the above City, near its most Aristocratic Suburb, and in the Parish of St. Peter the Great and the Chapelry of Whittington;
IT EXTENDS TO ABOUT
570 ACRES,
And possesses most extensive and important Frontages to the London, Battenhall, Bath and Camp Hill Roads, and
WILL BE SOLD IN LOTS,
Comprising numerous Sites, commanding magnificent Views of the Malvern Hills, Crookbarrow Hill, Martley and Abberley Hills, Perry Wood, &c.; and the arrangement of the Lots will be such that several will form really valuable and desirable
SMALL ESTATES AND BUILDING PLOTS,
WHILST THEY WILL ALSO COMPRISE THE FARMS OF
UPPER BATTENHALL & MIDDLE BATTENHALL
(Divested of some of their present Lands), and the charming
RESIDENTIAL PROPERTIES;
KNOWN AS
LOWER BATTENHALL AND THE FERNS;
THE REMAINDER OF THE ESTATE COMPRISES
ACCOMMODATION LANDS,
GROUND RENTS,
SECURED UPON VERY HIGH CLASS PROPERTY, AND
VARIOUS HOUSE PROPERTY,
LET UPON LEASE AND OTHERWISE;
Such an exceptional opportunity for Investment and the acquirement of valuable Lands for Residential purposes can never occur again in the vicinity of the City of Worcester.

Messrs. WALTON & LEE

WILL SELL THE ABOVE BY AUCTION,
AT THE "STAR" HOTEL, WORCESTER,
On **SATURDAY**, the 13th day of **SEPTEMBER, 1884,**
AT ONE O'CLOCK PRECISELY.

Copies of these Particulars, with Plans and Conditions of Sale, may be had at the "Star" Hotel, Worcester; the "Scarlight Arms," London Road, Worcester; of Messrs. BERR & Co. (Managing Agents to the Vendor), 47, Pall Mall, S.W.; Mr. WILLIAM FOWLER, Land Agent, 95, Colmore Row, Birmingham; Messrs. TYLER, WICKHAM, MOBERLY & TYLER, (Solicitors to the Vendor), 14, Essex Street, Strand, W.C.; and of the AUCTIONEERS, at their Offices, 20, Mount Street, Grosvenor Square, London, W.

Lot 16.
A DESIRABLE FREEHOLD ESTATE,
CONTAINING ABOUT
29a. 1r. 7p.
OF
EXCELLENT PASTURE LAND,
Which from its position is exceedingly valuable either for
BUILDING OR ACCOMMODATION PURPOSES.
It has a most extensive
FRONTAGE TO THE BATTENHALL ROAD,
As far as already formed, and to the reservation for its extension as provided for by the Plan; also to the Roadway, 40 ft. in width, reserved from the western end of this lot, and over both of which the Purchaser shall have a joint right of user.
Let to Mr. WILLIAM CONY, on a Yearly Tenancy, at an Appertional Rental of £50 per Annum.
NOTE.—The Purchaser shall, immediately on completion of his purchase, erect and afterwards maintain a good and proper Fence, separating the lot from the before-mentioned reserved 40 ft. Roadway at its western end, and also alter and maintain the Fence on the north-east side of the lot, making it, as shown upon the Plan, continue the line of the Battenhall Road from the point up to which the Road is now constructed.

1884 Sales particulars - the accompanying key plan is lost, but Lot 16 appears to include the present site

1918 Sales particulars, with detail of covenant to fence

Lot 7
(COLOURED PINK ON PLAN.)
An Excellent Building Estate
CONTAINING
11a. 1r. 23p. or thereabouts
—COMPRISES A VALUABLE
Enclosure of Arable and Pasture Land
adjoining Lot 6 and having an extensive and valuable frontage to Battenhall Road.
Let to Mr. R. W. Summers on a yearly tenancy, Michaelmas taking. Apportioned Rent—£22 15s. 0d. Tenant paying rates.
The iron fencing separating this Lot from Lot 6 will be included in the Sale.

7.—LOTS 6 and 7 are sold and will be conveyed subject to a covenant on the part of one William Spriggs, his heirs, executors, administrators and assigns, contained in a certain Indenture, dated 12th March, 1886, made between Sir John Gage Saunders Sebright of the first part, The Most Hon. Hubert de Burgh Canning, Marquis of Clanrikarde, of the second part, The British Empire Mutual Life Assurance Company of the third part, and Wm. Spriggs of the fourth part, to erect and forever afterwards to maintain a fence abutting on Battenhall Road between the points marked "C" and "D" on the Sale Plan.

TO WIND UP A TRUST.

WORCESTER.

Particulars, Plan and Conditions of Sale
OF THE
Battenhall Mount Estate
SITUATE WITHIN 1½ MILES FROM THE CENTRE OF WORCESTER,
COMPRISING
The handsome, substantially built and lavishly fitted
Modern Mansion
known as "BATTENHALL MOUNT," with picturesque Entrance Lodge or Gatehouse, Terraced Gardens, Lawns and Pleasure Grounds, Ranges of Glasshouses, Gardener's Cottage, splendidly fitted Stabling, Coach and Motor House, &c., the whole specially erected regardless of cost. Also the adjacent
VALUABLE PASTURE & ARABLE LANDS
with Farm Buildings, known as "DUCK BROOK FARM,"
The attractive old black and white Residence
BATTENHALL MANOR
with Pasture Land, Orchard and Farm Buildings adjoining.
SIX MODERN DWELLING-HOUSES
Sebright Avenue, London Road, and a Detached Cottage and Garden.
The above Estate contains a
Total Area of 116 Acres or thereabouts
and offers some very attractive and valuable Building Sites in this best and most favoured Residential Suburb;
To be Sold by Auction, by

GEO. YEATES & SONS

At the STAR HOTEL, WORCESTER,
On Saturday, July 27th, 1918, at 2 for 3 p.m. punctually,
In 22 Lots.
BY ORDER OF THE MORTGAGEES.

Further Particulars may be obtained of MESSRS. WALTER & E. H. FOSTER, Solicitors, Greek Street Chambers, Park Row, Leeds; THE PUBLIC TRUSTEE, Kingsway, London, W.C.2; MR. J. H. WILLIAMS, Architect, Worcester; MESSRS. YEATES & JONES, A.R.I.B.A., Surveyors, Worcester; or of GEO. YEATES & SONS (Partners)—E. G. Jones, J. C. Gibbs, T. Jones and W. P. Seabright, Auctioneers and Estate Agents, 8 Foregate Street, Worcester.

Figure 4: Auction details for the Battenhall Estate sale of 1884 (which divided almost all of the estate up for building) and the 1918 sale of Battenhall Mount which formed the residual part of the original estate. The present site was separated from the main estate by the sale of 1918, and does not appear as part of the 1921 sale of Battenhall Mount (WRO BA 9526 parcel 53 No 693 Ref b 705:1041 Battenhall Estate Sales particulars (1880s) BA 5240 parcel 2 Ref 705:358 Battenhall Mount Estate Sale Particulars 1921 and also BA 5240 parcel 6 Ref b705:358 Battenhall Mount Estate Sale Particulars/Plan 1918)

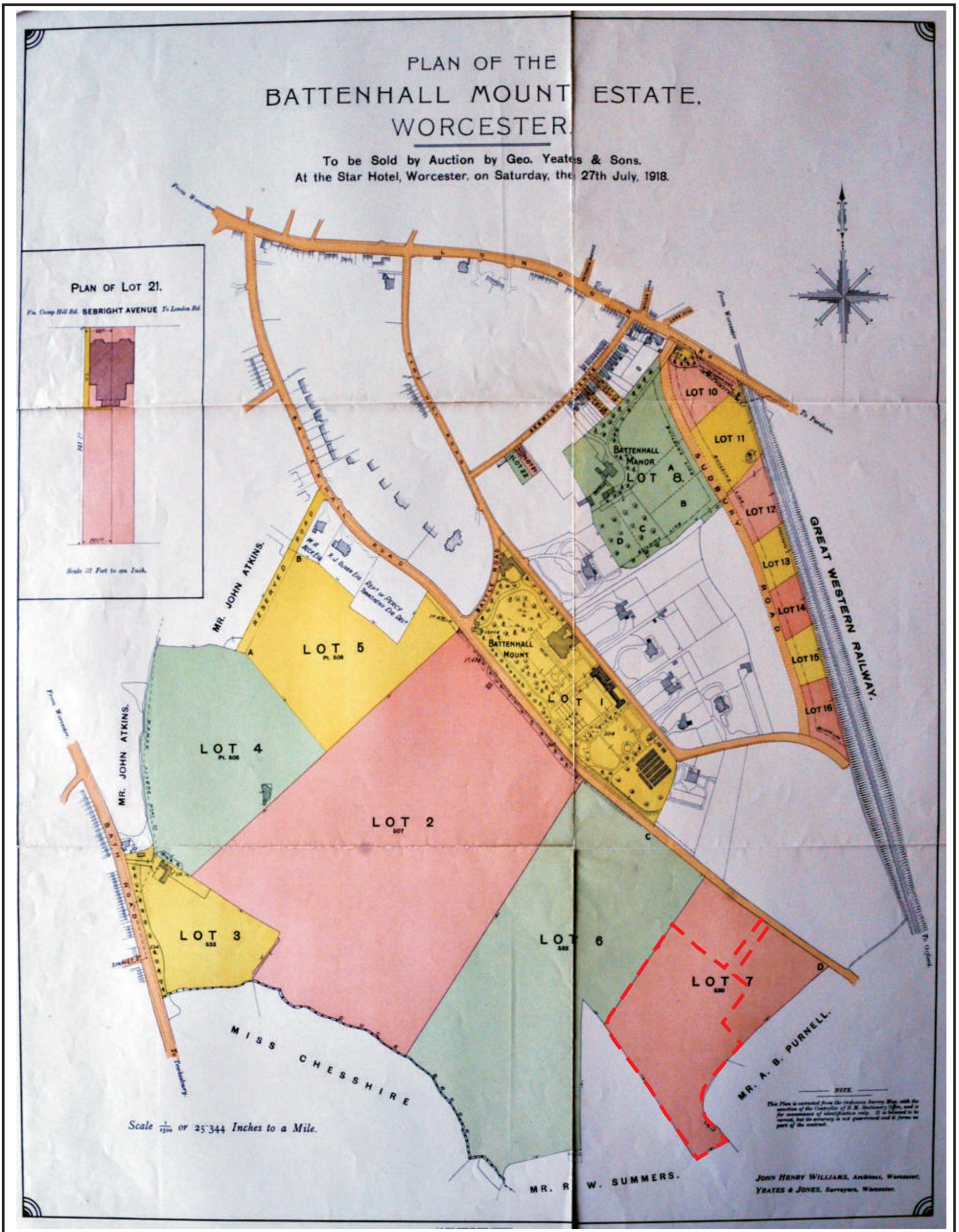


Figure 5: Auction plan of the Battenhall Mount Estate sale of 1918 - the approximate outline of the present development site is shown as a dashed red line within the 1918 boundary of Lot 7 (WRO BA 5240 parcel 6 Ref b705:358)

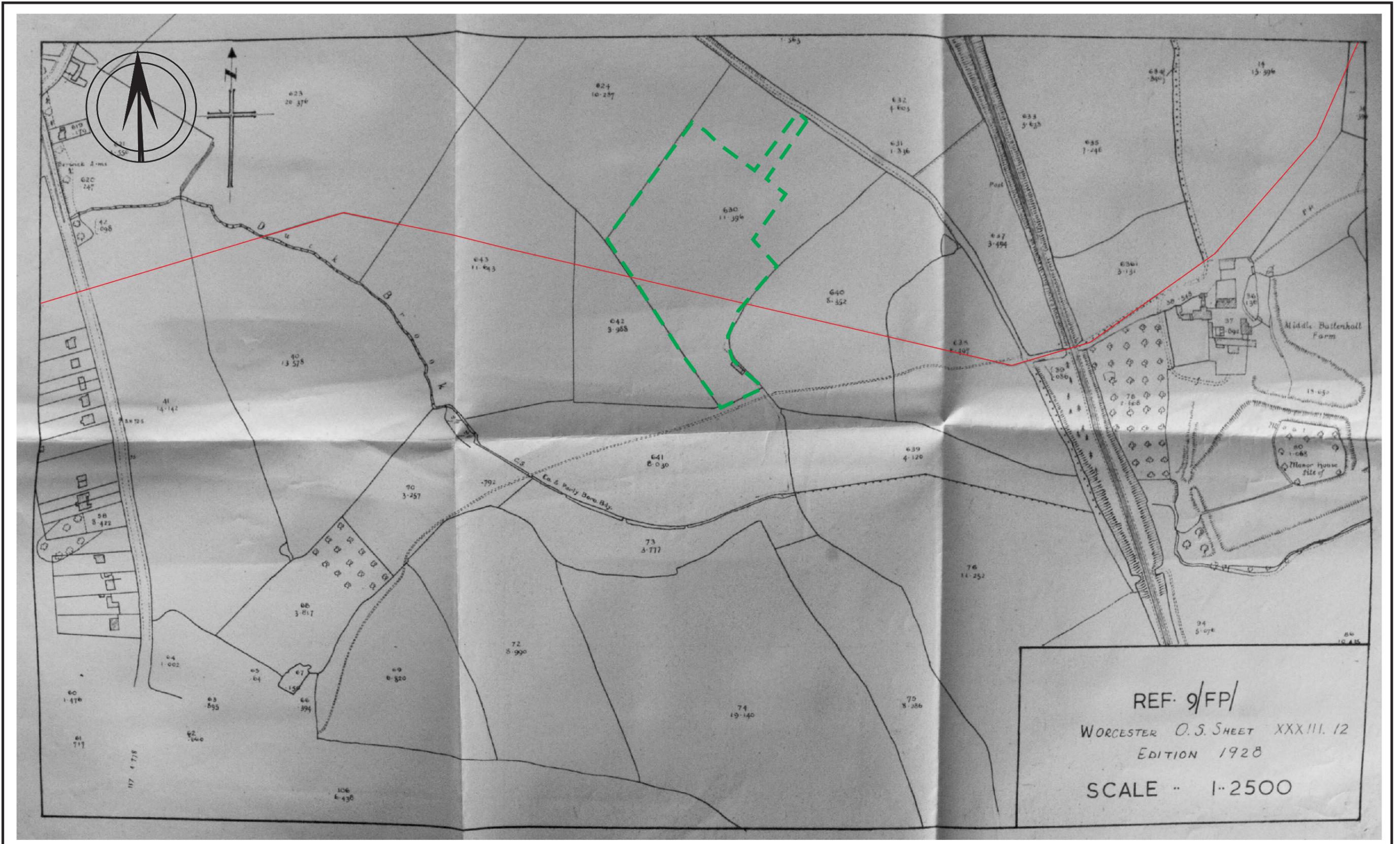


Figure 6: Plan showing route of 1942 oil/petrol pipeline (part of the PLUTO network). Pipeline shown in red, intended development site outline shown in green dashed line (WRO BA 8077 parcel 70 (vii) Ref 705:876 and BA 8077 parcel 71 (i, ii, iii) ref 705:876)

Form N.S.2. Ministry of Works and Buildings,
 c/o. 37. Wheats Av.,
 Harborne, Birmingham. 17.

Ref. N.S. 4/4039.

17th. Dec. 1941.

To: H.W. Buckland Esq.,
 Blackmoor Edge,
 Wells Rd., Malvern Wells.
 Sir,

Emergency Powers (Defence) Act 1939.
Defence (General) Regulations, 1939.
Land near Bath Rd., Worcester. (Field No. 623. adjoining Dick Brook.)

I am directed to inform you that it is considered essential, in the national interest, to carry out certain works on the land referred to above. Such work will consist of the laying of a pipe-line at an approximate depth of three feet below the surface of the ground.

A formal notice has been served upon the Tenant in occupation and as you are understood to have an interest in the land, it is desired to advise you that it is being entered upon forthwith for the execution of the work.

I am, Sir,
 Your obedient Servant,
A. Hutchins

for and on behalf of the Commissioners of
 H.M. Works and Public Buildings.

W. 359.
 Telegraphic Address: "TRAVAUX, BIRMINGHAM."
 Telephone Number: Midland 6561-7.

~~MINISTRY OF WORKS AND BUILDINGS,~~
 SOMERSET HOUSE,
 37, TEMPLE STREET,
 BIRMINGHAM, 2.

28th July 1942.
*70a. Portland Rd.,
 Edgbaston,
 Birmingham. 16*

DLA/BMI/AH/DH.

Your reference.....

Dear Sirs,

N/S. Route.

The pipe line referred to in your letter of 14th instant has now been completed.

The line ^{runs} ~~seems~~ through Mr. Bucklands' land, Ord. Sheet (Worcs) XXXIII 12. Field No. 623 and you will find the "route" is marked with concrete "style" markers on the field boundaries.

Yours faithfully,
A. Hutchins
 Estate Surveyor.

Messrs. W. James,
 Builders & Contractors,
 Upper Colwall,
 Malvern.

Figure 7: Correspondance to the owner of land to the west of the present intended developmement site relating to the construction of the pipeline for oil/petrol that formed part of the PLUTO [Pipe Line Under The Ocean] network. This section was clearly constructed in the first half of 1942. Other correspondance indicates that it was to be an oil pipeline buried to a depth of 3ft. Later correspondance of the 1950s indicates that the pipeline was protected from corrosion by use of low voltage electrical charge (WRO BA 8077 parcel 70 (vii) Ref 705:876 and BA 8077 parcel 71 (i, ii, iii) ref 705:876).



Wartime "stile" type pipeline marker within hedgerow on SW boundary



View facing NE towards Battenhall Rise



View facing Battenhall Road



View facing south east

Figure 8: General views of intended development site. The general topography is flat and gently sloping, but there is a sharp rise at the back of the existing Battenhall Road house plots and a more gentle rise to the south-east.